

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
NOVEMBER 16, 2010**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, NOVEMBER 16, 2010 at 6:00 P.M.** in the First Floor Hearing Room of the Department of Building & Zoning Services, 757 Carolyn Avenue.

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map. Specific case information may be obtained by contacting the Department of Building & Zoning Services, 757 Carolyn Avenue, 645-4522.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present.

SIGN LANGUAGE INTERPRETER: An interpreter will be made available for anyone in need of this service. To request an interpreter, please contact the City of Columbus, Department of Building & Zoning Services at 645-4522 at least four (4) hours before the scheduled meeting time.

1. **Application No.:** **10310-00353**
 Location: **1032 BRONWYN AVENUE (43204)**, located at the northeast corner of Bronwyn and Rosedale Aves.
 Area Comm./Civic: Greater Hilltop Area Commission
 Existing Zoning: SR, Suburban Residential District
 Request: Variance to Section:
 3332.27, Rear yard.
 To reduce the required rear yard from 25% of the total lot area to 16% of the total lot area.
 Proposal: To construct a three-season room addition onto a single-family dwelling.
 Applicant(s): Revive Remodeling
 7395 Tumblebrook Rd.
 New Albany, Ohio 43054
 Property Owner(s): David & Joni Finley
 1032 Bronwyn Ave.
 Columbus, Ohio 43204
 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

2. **Application No.:** **10310-00365**
 Location: **97 WISCONSIN AVENUE (43223)**, located at the southwest corner of Cable & Wisconsin Aves.
 Area Comm./Civic: Franklinton Area Commission
 Existing Zoning: R-4, Residential District
 Request: Variance to Section:
 3312.49, Minimum number of parking spaces required.
 To reduce the minimum number of parking spaces from 2 to 0.
 Proposal: To allow a single-family dwelling on a lot without on-site parking.
 Applicant(s): Thomas Donaghy c/o Youthbuild Columbus
 1183 Essex Ave.
 Columbus, Ohio 43201
 Property Owner(s): Same as applicant.
 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov
3. **Application No.:** **10310-00378**
 Location: **1300 ALUM CREEK DRIVE (43209)**, located at the north east corner of Alum Creek Drive and Memory Lane.
 Area Comm./Civic: Livingston Avenue Area Commission.
 Existing Zoning: M, Manufacturing. District
 Request: Variance(s) to Section(s):
 3312.49, Minimum number of parking spaces required.
 To reduce the minimum number of parking spaces from 613 to 310
 and to reduce the minimum number of bicycle parking spaces from 20 to 0..
 Proposal: To allow an expansion of a bingo parlour.
 Applicant(s): Alum Lion Limited Partnership
 107 South High Street
 Columbus, Ohio 43215
 Property Owner(s): Beth Torah Congregation- House of Tradition
 1300 Alum Creek Drive
 Columbus, Ohio 43209
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

4. **Application No.:** **10310-00381**
 Location: **475 SOUTH OHIO AVENUE (43204)**, located on the west side of South Ohio Avenue, approximately 80 feet north of Fulton Street.

 Area Comm./Civic: Near East Area Commission
 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s):
 3332.38, Private garage
 To increase the allowable size of a private garage from 720 square feet to 896 square feet.

 Proposal: To construct a new 896 sq.ft. detached garage.
 Applicant(s): Omniscapes, c/o Jason Craycraft
 2338 Scitoharper
 Columbus, Ohio 43204

 Property Owner(s): Fiery W. Hayes
 475 South Ohio Avenue
 Columbus, Ohio 43205

 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

POSTPONED CASES FROM OCTOBER:

5. **Application No.:** **10311-00341**
 Location: **2055 REFUGEE ROAD (43207)**, located on the south side of Refugee Rd., approximately 234 ft. west of the Norfolk-Southern railroad underpass.

 Area Comm./Civic: South Side
 Existing Zoning: M, Manufacturing District
 Request: Special Permit and Variance to Sections:
 3389.07, Impound lot, junk yard or salvage yard.
 To allow a vehicle part salvage operation.
 3392.12, Prohibited location.
 To allow a salvage operation to be located within 600 ft. of a residential zoning district.

 Proposal: To establish and operate a vehicle part salvage business.
 Applicant(s): U-Part-It, L.L.C.; c/o Edward T. McClellan
 880 Mendes Ct.
 Columbus, Ohio 43235

 Property Owner(s): U-Part-It, L.L.C.
 2181 Alum Creek Dr.
 Columbus, Ohio 43207

 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

6. **Application No.:** **10310-00340**
 Location: **1276 NORTON AVENUE (43212)**, located on the east side of Norton Ave., approximately 220 ft. north of W. 3rd Ave.
 Area Comm./Civic: Fifth by Northwest Area Commission
 Existing Zoning: M, Manufacturing District
 Request: Variances to Sections:
 3312.49, Minimum number of parking spaces required.
 To reduce the minimum number of parking spaces from 100 to 44.
 3363.24, Building lines in an M-manufacturing zoning district.
 To reduce the required building setback along Norton Ave. from 25 ft. to 0 ft.

 Proposal: To construct a 100 unit supportive housing facility.
 Applicant(s): National Church Residences; c/o Robert A. Meyer, Jr.; Porter, Wright, Morris & Arthur, L.L.P.
 41 S. High St.
 Columbus, Ohio 43215

 Property Owner(s): Pomar, L.P., F.K.A., Khempton Building Supply Co.
 500 W. Wilson Bridge Rd., L.P.
 Worthington, Ohio 43085

 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

RECONSIDERATION CASE:

7. **Application No.:** **10310-00272**
 Location: **2432 CLEVELAND AVENUE (43211)**, located at the southeast corner of Myrtle and Cleveland Aves.
 Area Comm./Civic: North Linden Area Commission
 Existing Zoning: C-4, Commercial District
 Request: Variances to Sections:
 3312.21, Landscaping and screening.
 To not provide parking lot screening along Myrtle Ave. and along the alley.
 3312.27, Parking setback line.
 To reduce the required parking setback along Myrtle Ave. from 10 ft. to 0 ft.
 3312.49, Minimum number of parking spaces required.
 To reduce the minimum number of additional parking spaces from 53 to 0.
 3356.11, C-4 district setback lines.
 To reduce the required building setback along Cleveland Ave. from 35 ft. to 20 ft.

 Proposal: To legitimize the conversion of a dentist's clinic into a church.
 Applicant(s): James Monsul for Vergniaud Angrand
 642 Brooksedge Blvd.
 Westerville, Ohio 43081

 Property Owner(s): Ohio Conference Association of Seventh-Day Adventists
 2 Fairgrounds Rd.
 Mt. Vernon, Ohio 43050

 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov